



Kissing Camels Property Owners Association, Inc.
COMMON AREA LANDSCAPE MAINTENANCE COMMITTEE
MEETING MINUTES
February 19, 2026

Call to Order– At the direction of Chris Hendren, the meeting was called to order at 10:00am.

Establish Quorum – Quorum was established

EB Liaison/Committee Chair	Chris Hendren	Present
Committee Member	Kathy Holdridge	Present
Committee Member	Ann Murphy	Present
Committee Member	Bernie Schneider	Present
RowCal	Lisa Baker	Present
Timberline Landscaping	Abby Leeds	
Timberline	Kevin Hunt	
Front Range Arborist	Taylor	

Introduction of Guests

All guests were introduced and welcomed.

Review and approve minutes

A motion was made, seconded, and unanimously passed to approve December 4, 2025, minutes as presented.

Gate Lighting Improvements and Planning

Kevin Hunt presented conceptual landscape lighting designs for the South Gate, main entrance, and North Gate.

- Approximately \$1,200 of lighting work has been completed at the main gate.
- Burying exposed wire remains outstanding and is estimated to cost \$500–\$600.
- Proposed main entrance improvements include:
- Repositioning existing fixtures
- Additional lighting to highlight the stem wall and surrounding trees
- The North Gate renovation project is scheduled to begin in August.

Holiday Décor

- The committee agreed to proceed with 36-inch unlit sprays with berry picks.
- Pricing for sprays is valid for approximately 30 days.

Tree Healthcare Treatment Proposal

- Front Range Arborist presented a plant healthcare proposal totaling approximately \$6,100.
- The committee discussed eliminating the spring fertilization application to reduce costs by approximately \$2,500.
- This was not voted on, tabled for further discussion.

Tree Trimming

- Tree trimming needs throughout the community were reviewed.
- Work discussed includes:
- Crown raising of 7 limber pines near the North Gate
- Shrub clearing along the chain-link fence
- Structural trimming of various trees throughout the community
- Crown height adjustments for blue spruce trees were discussed and reduced to 3–4 feet instead of 5 feet.

Tree Trimming Project Coordination

- North Gate tree trimming will be separated into a standalone proposal due to the upcoming North Gate renovation project.
- Some trimming near Comcast utility installation areas will be postponed until next year to avoid root damage during construction.

Action Items

Kevin Hunt

- Provide a budget estimate for North Gate lighting.
- Provide updated pricing for 36" and 48" seasonal sprays.
- Abby Leeds / Timberline Landscaping
- Develop a comprehensive landscape plan for the North Gate renovation project.

Lisa Baker

- Confirm remaining reserve funds available for South Gate improvements.

Front Range Arborist

- Provide a revised proposal separating North Gate trimming from other work.
- Provide a two-year phased trimming option if requested.

Next Meeting: Thursday, April 16, 2025, at 2:00 p.m. at KCPOA Office

